

**PREPARED FOR THE PLAN COMMISSION**

Project Address: 10024 Valley View Road
Application Type: Zoning Map Amendment, Preliminary Plat, and Demolition Permit
Legistar File ID # [54248](#), [54018](#) and [54456](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Addendum

On January 28, 2019, the Plan Commission granted a request by Veridian Homes to refer its requests to rezone 38.26 acres of land generally addressed as 10024 Valley View Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District) and TR-P (Traditional Residential–Planned District) to TR-P; approval of a demolition permit to demolish the single-family residence at 10024 Valley View Road; and approval of the preliminary plat of *Western Addition to 1000 Oaks*.

The referral was requested by Veridian to allow time for them to meet with City staff to understand the conditions of approval recommended in the staff report dated January 28, 2019, which required Veridian to acquire, dedicate, and construct an approximately 280-foot long section of Sugar Maple Lane located on the adjacent May-Moore property north of the proposed Western Addition to 1000 Oaks. Sugar Maple Lane is planned as an 80-foot wide collector street to extend north-south through the Pioneer Neighborhood Development Plan area from Mineral Point Road to Valley View Road. The January 28 staff report is attached after this addendum. The conditions related to completing the street were recommended by staff to ensure completion of the street network in this portion of the Pioneer neighborhood as soon as possible, and to prevent local streets from serving as de facto collector streets until Sugar Maple can be completed as planned.

Following the referral, the project team met with staff to discuss the Sugar Maple Lane connection. As a result of that discussion, it has been agreed that Veridian will acquire and dedicate an 80-foot wide strip of right of way to the City for Sugar Maple Lane from the north edge of the plat to Hazy Sky Parkway across the adjacent May-Moore property by the end of 2022 or as mutually agreed by Veridian and the City. Construction of that connecting section will occur as part of the future development of the May-Moore property or as a City public works project.

While construction of the connection will occur later than previously recommended, staff feels that the revised conditions in the Recommendations section that follows represent a more equitable approach to implementing the important connection of Sugar Maple Lane between the Western Addition to 1000 Oaks and South Addition to Birchwood Point subdivisions. Staff feels that controlling the off-site section of right of way timed closely to the anticipated completion of the adjacent subdivisions is an important first step to ensure that the connection ultimately occurs. If the future development of the May-Moore property lags, the City's control of the right of way will allow it to construct the connection sooner than if it had to acquire the necessary land through relocation.

Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00359, rezoning 10024 Valley View Road from A, TR-C3 and TR-P to TR-P, and the preliminary plat of the Western Addition to 1000 Oaks subdivision to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for the existing residence at 10024 Valley View Road, all subject to input at the

public hearing and the conditions in the January 28, 2019 staff report (attached), with the following modifications to two conditions in the earlier report:

City Engineering Division (Contact Tim Troester, 267-1995)

7. ~~The developer shall construct street, curb and gutter, and sidewalk improvements on Sugar Maple Lane from the north edge of plat limits to Hazy Sky Parkway.~~

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

33. ~~The applicant shall acquire and dedicate an 80-foot wide strip of right of way along Sugar Maple Lane from north edge of plat limits to Hazy Sky Parkway.~~ The applicant shall acquire and dedicate an 80-foot wide strip of right of way for Sugar Maple Lane from the north plat limits to Hazy Sky Parkway by the end of 2022 or as mutually agreed by developer agreement contract amendment.